



Nowackanlage 2

76137 Karlsruhe, Südstadt
(City Centre South)

Rent per month: approx. 1.200 EUR
Rent per day: 40 EUR
Additional person: 5 EUR
End of rental cleaning fee: 50 EUR
Minimum rental period: 30 days

All prices including 7% VAT.



Contact

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Number of persons max. 2

Rooms 1

Size 37 sqm

Kitchen yes

Bathroom/toilet yes

Basement storage yes

Floor 4 (of 5)

Private parking available

Lift available

Fully furnished and equipped (including washing machine)

Wi-Fi/WLAN free of charge

Telephone free national calls to landlines

Digital TV available

Not permitted smoking, pets



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Description

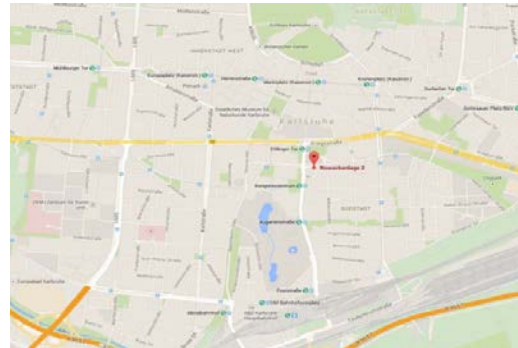
Recently renovated studio apartment in the heart of Karlsruhe. Watch the lively city centre from your spacious balcony as well as the Karlsruhe Pyramid (less than 500 meters distance). The modern shopping centre *Ettlinger Tor* is only 200 meters away. The rent includes a parking space in the building's garage as well as a cleaning service (approx. every 10 days).

Equipment

The apartment is fully equipped and suitable for 1-2 persons. The kitchen includes among others a stove, fridge, dishwasher, coffee machine, toaster, and dishes. There is also a washing machine. The bathroom has modern tiles and a genuine glass shower. The apartment has a free wifi connection, free digital TV and a telephone including free landline calls within Germany.

Location

The uniqueness of the location offers attractive walks to nearby parks and green areas as well as enjoying life in the city. The city centre can be reached in a couple of minutes. The next tram stop (*S-Bahn*) is right in front of your doorstep. The *Südtangente*, one of Karlsruhe's local motorways, is nearby and allows a fast entry to the national motorway. The central station is a few blocks away. Shops and restaurants are all in walking distance. An absolute prime location in the city centre!



Additional Features

Enjoy the view and life in the city centre as well as the closeness to the regional theatre (*Badisches Staatstheater*). Hardly any other location in Karlsruhe offers such diversity as the *Ettlinger Tor* area: a modern shopping centre, a covered swimming pool (*Vierordt Bad*), the zoo, the city park, the regional theatre, the cinema *Schauburg* (showing movies in original language version) and the city centre as such. The spacious balcony offers relaxation and a fantastic view.



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Feel and live like a local Karlsruhe citizen – using your own landline number, mailbox and nameplate on the door. Enjoy this unique apartment as of a minimum rental period of 30 days (30 days – 1.200 EUR per month). The rental can start any calendar date. Apart from the minimum stay no other rental requirements are applicable. A unique cleaning fee is charged at the end of your stay (50 EUR).





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